



The Renovator

A Pentagon Renovation Construction Publication



US Army Corps
of Engineers
Baltimore District

Volume 2, Number 3

March 1995

Center Courtyard remains open

Installation of new utility distribution system begins

Pentagon tenants who frequently use the Center Courtyard have encountered the latest renovation activity, the Heating and Refrigeration Plant Distribution System (Center Courtyard Utility Tunnel).

The new distribution system is needed to replace the existing system, which was part of the original building construction. Installation of the new system in the Center Courtyard began in early March 1995, and is scheduled for completion in the fall of 1996.

New steam, chilled water, natural gas, domestic water and fire protection lines are being installed beneath the Center Courtyard roadway, while existing distribution lines remain located under the A Ring. The new system is designed to improve the existing utility distribution system, increasing both reliability and efficiency. It will also reduce the risk of unscheduled shutdowns of all utilities in the building due to localized maintenance problems.

Four phases

The installation of the Center Courtyard utilities is being conducted in four overlapping phases in order to minimize disruption to tenants. Of the



The Center Courtyard will remain open throughout the installation of the Heating and Refrigeration Plant distribution system (Center Courtyard Utility Tunnel).

five sides of the roadway in the Center Courtyard, only two sides will be under construction at any given time, which accounts for one Center Courtyard building exit (located in the center of the two sides) being inaccessible during construction.

The phases will overlap. One segment of the roadway will be completed, and then work will rotate counter-clockwise to the segment that adjoins the side still under construction (see drawing on pg. 2).

Phase One closures

For example, during Phase One, work will begin on the roadway segments between Corridors 5 and 6, 7 and 8, and 9 and 10. Tenants will be unable to access the building

from Center Courtyard Corridors 7 and 8.

However, Center Courtyard building exits at Corridors 5 and 6 and 9 and 10, and the A-E Drive at 9 and 10 will remain open.

Tenant impact

Tenants most affected by the Phase One work are those using the Center Courtyard Corridors 7 and 8 exits to cross the building. Those tenants must use the A Ring accesses to Corridors 5 and 6 and 9 and 10 exits.

If an emergency exit is necessary, the A-E Drive egress meets fire regulations and will serve as the alternate emergency exit. The Corridors 7 and 8 building exits will remain un-

(con't on pg. 2)

Utility Tunnel (con't from pg. 1)

locked for emergency purposes, but they are not the recommended fire exits because safety fencing will restrict pedestrian traffic.

The summer music program will proceed, with dates and times announced through building circulars.

The Center Court ("Ground Zero") Cafe will continue its normal hours of operation.

Construction noise and activities will be limited over the

lunch hour to minimize the disruption to tenants.

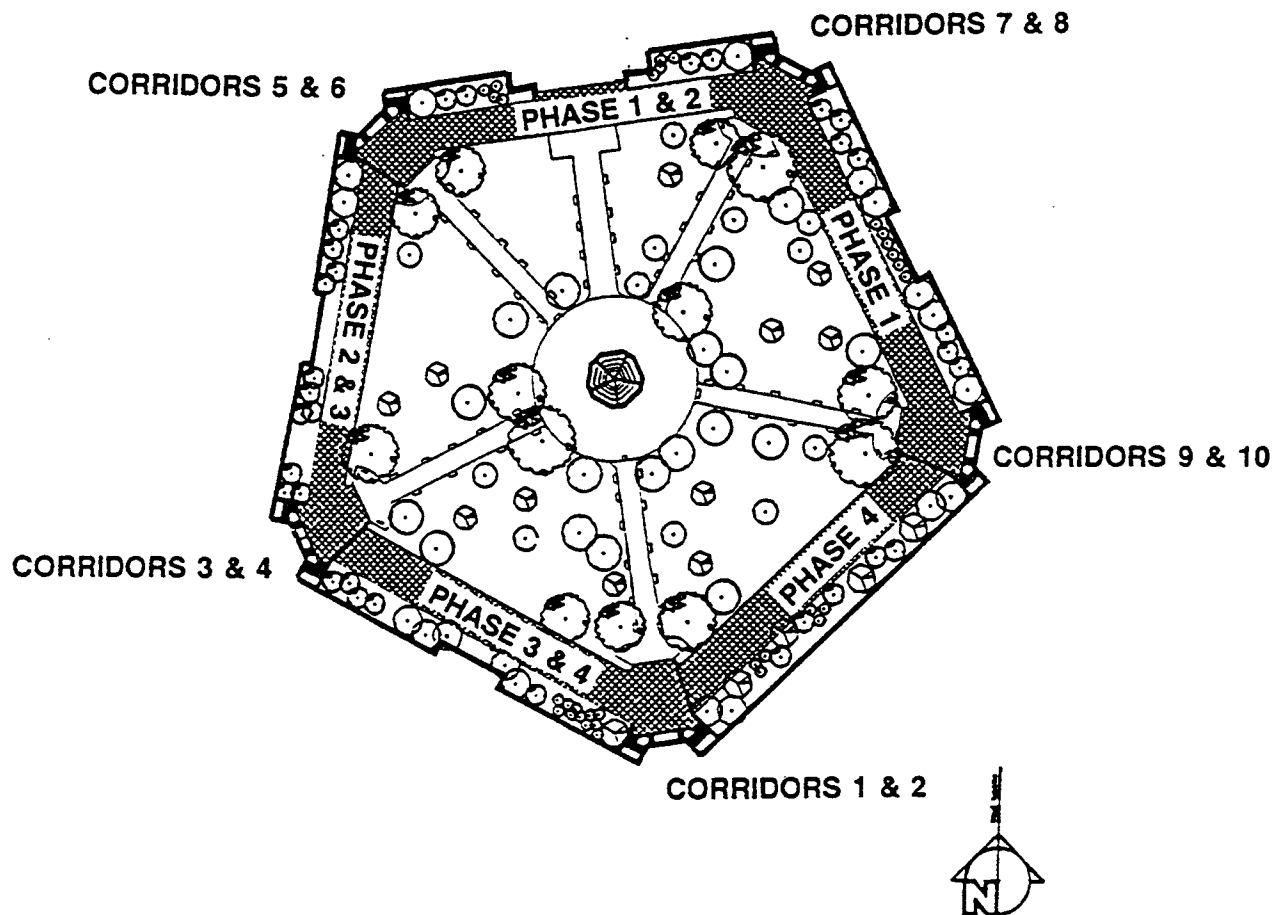
Phase One will conclude when the roadway segment between Corridors 7 and 8 and 9 and 10 is completed. This will allow the Corridors 7 and 8 building exits to re-open.

Each phase should last approximately six months.

Because work will continue on the roadway segment between Corridors 7 and 8 and 5 and 6, work will begin on Phase

Two between Corridors 5 and 6 and 3 and 4. Thus, the building exits at corridors 5 and 6 will be closed during Phase Two. Notices and signs indicating impending closures will be posted as phases near completion.

Installation of the new system may cause a short term inconvenience, but the results will be a long term, dependable utility distribution system, according to Corps officials.



The new utility distribution system is being installed beneath the Center Courtyard roadway. The work is being conducted in four sequential, overlapping phases.

Workmen install intake, outfall lines at H&R Plant

Over the President's Day weekend, a chilled water outage was conducted in conjunction with the installation of condenser water intake and outfall lines at the Heating and Refrigeration Plant. The new piping will deliver condenser water to both the existing and new plants, so a smooth transition between systems can be made.

British officer joins project

Capt. Stephen Strain, of the British Army, Royal Engineers, has joined the Corps of Engineers' Pentagon Renovation Office. He will serve as the project engineer for the Center Courtyard Utility Tunnel.

As part of his electrical and mechanical engineer training, Strain was selected to come to the United States and work with the Corps.

"The British do not have an equivalent of the Corps of Engineers, which provides direct experience in electrical and mechanical engineering," said Lt. Col. Ralph Graves, deputy district engineer for military construction. Strain is the third British officer to work at the Baltimore District.

As part of his construction training, he chose to come to the Pentagon Renovation Office. Strain will be with the Pentagon Renovation Office through September.



A y-joint, which was part of the condenser water line, was installed over the President's Day weekend. The left side leads to the new line, while the right side leads to the existing line.

District awards swing space leases for three buildings in January

In preparation for renovation program tenant displacement, the U.S. Army Corps of Engineers, Baltimore District, awarded three leases totaling 559,419 square feet of "swing space" on Jan. 26, 1995.

The three buildings are located at: Summit Center, 4700 King St., Arlington, Va.; 1500 Wilson Blvd., in Rosslyn; and Presidential Towers, 2511 Jefferson Davis Hwy., in Crystal City.

Bids were required to meet certain criteria which included price, proximity to the Pentagon, efficient space layout, access to mass transit or parking, and nearby amenities.

While tenants may feel some apprehension about relocating, the new office spaces will most likely provide a welcome change. The interior of each building will be "gutted" and "customized" to fit the displaced agencies. Space plans are being developed in conjunction with agency representatives, and all

offices will be fitted with new furniture.

Each swing space building is centrally located.

Presidential Towers has some building parking available, and is located seven and one-half blocks from the Crystal City metro station.

The building located in Rosslyn also has some parking and is one and one-half blocks from the Rosslyn metro station.

Summit Center is the only building not located near a metro station, but ample building parking is available. Arrangements have been made for shuttle service between Summit Center and the Pentagon.

The buildings will be ready for occupancy in the fall of 1995. Agency representatives and Washington Headquarters Service, Pentagon Renovation and Planning Office, are finalizing plans for the logistics of the moves.

Progress and visitors mark basement activities

Renovation work in the basement has made significant advances in the past month.

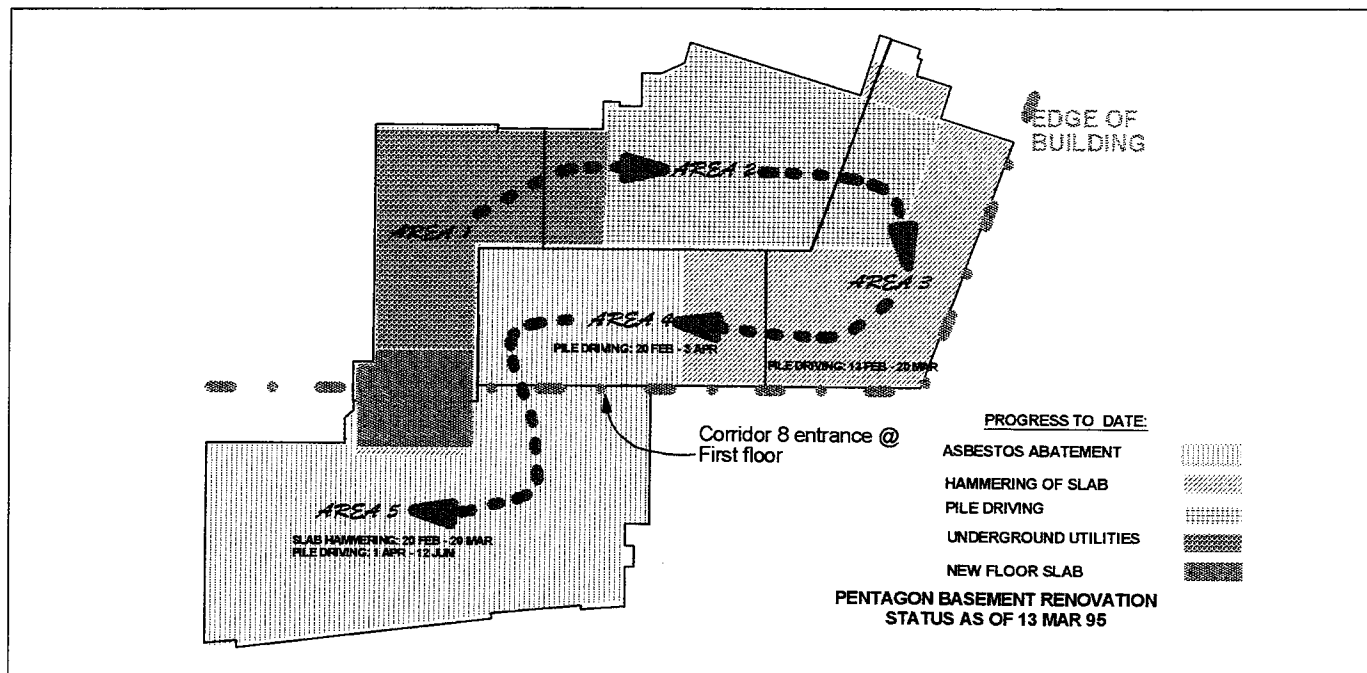
Utility trenches are being installed which will house both basement and some main building utility lines.

A portion of the renovation area is also being readied for new floor slab. Floor demoli-

tion and pile driving have made steady progress. Recently, the noisy work (to include pile driving and jack hammering) has been shut down during the prime day hours of 8 a.m. to 4 p.m., to reduce impact to tenant activities.

The basement work continues to spark tenant interest.

Recent visitors to the basement area have included: Jan M. Lodal, principal deputy under secretary of defense for policy; William J. Lynn III, director, program analysis and evaluation; Lt. Gen. Charles E. Dominy, director of the Army staff; and Joe R. Reeder, under secretary of the Army.



Current status of the basement renovation

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